

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-019</u>	<u>S. V. K. AIRPORT SHOPPING CENTER LIMITED PARTNERSHIP</u>
<u>02-350</u>	<u>CARLOS & IVONNE HERNANDEZ</u>
<u>02-379</u>	<u>ARLET & LORENZO R. CRUZ</u>

HEARING NO. 03-3-CZ11-1 (02-19)

14-55-39
Council Area 11
Comm. Dist. 11

APPLICANTS: S. V. K. AIRPORT SHOPPING CENTER LIMITED PARTNERSHIP

BU-1A & IU-C to BU-3

SUBJECT PROPERTY: PARCEL "A": Tract "C", less the west 35' of the north 25' thereof, of KENDALL AIRPORT CENTER, Plat book 134, Page 51. AND: PARCEL "B": Lots 8, 9, 10 & 11, Block 2 of KENDALL AIRPORT REPLAT, Plat book 142, Page 77

LOCATION: Lying 386'± north of S.W. 136 Street, between S.W. 137 Avenue & S.W. 135 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8 Acres

BU-1A (Business – Limited)
IU-C (Industry – Conditional)
BU-3 (Business – Liberal)

APPLICANTS: CARLOS & IVONNE HERNANDEZ

- (1) Applicant is requesting approval to permit a single family residence with a lot coverage of 17.07%. (The underlying zoning district regulations allow 15% maximum).
- (2) Applicant is requesting approval to permit a fountain in front of the main structure. (The underlying zoning district regulations do not allow accessory uses to be located in front of the main structure).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "The Hernandez Residence," as prepared by Ricardo P. Rodriguez, Architect, dated 11/27/02 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the SE ¼ of the SW ¼ of the SW ¼ of the SW ¼, less the south 55' and the east 25', in Section 1, Township 55 South, Range 39 East.

LOCATION: Lying on the Northwest corner of S.W. 125 Avenue and S.W. 104 Street, A/K/A: 12501 S.W. 104 Street Miami-Dade County, Florida.

SIZE OF PROPERTY: 274' x 140'

PRESENT ZONING: GU (Interim)

APPLICANTS: ARLET & LORENZO R. CRUZ

- (1) Applicant is requesting approval to permit a single family residence with lot coverage of 40%. (The underlying zoning district regulations allow 35%).
- (2) Applicant is requesting approval to permit an addition to a single family residence setback 13.5' from the rear (north) property line. (The underlying zoning district regulations require 25').
- (3) Applicant is requesting approval to permit a terrace addition to the single family residence setback a minimum of 22.84' from the front (south) property line. (The underlying zoning district regulations require 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Addition for Ms. Arlet Cruz," as prepared by Prada Architect, dated 12/2/02 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 17, 4th ADDITION TO CALUSA CLUB ESTATES, Plat book 103, Page 97.

LOCATION: 9920 S.W. 132 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9,017 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)